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Chinese Cultural and Trade Center

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The [illegible] Mark

The Chinese [illegible] the ages have used decorative marks in their works of art. These marks are primarily artistic symbols which lend themselves to wide interpretation in the eyes of the beholder, such as virtue, the pursuit of good works, the striving for excellence.

The lotus mark has an ancient usage and is thus used as a decorative symbol for the Chinese Cultural and Trade Center.

與德為鄰

林清霓

The Calligraphy

The calligraphy on the cover [illegible] of the Chinese Cultural Center, San Francisco. [illegible] the Chinese characters, [illegible], [illegible] work, [illegible] San Francisco, [illegible] Alan [illegible] these principles [illegible] of vision [illegible].

[illegible]

CHINESE

CULTURAL

AND TRADE

CENTER

This announcement is for the use of responsible entrepreneurs who want to make tentative, bona fide proposals for the purchase of the Old Hall of Justice property in downtown San Francisco at the beginning of Chinatown for the development of a new Chinese Cultural and Trade Center.

San Francisco
Redevelopment
Agency

OMNES HABITARE IN URBE VOLUNT
SANCTI FRANCISCI

Everett Griffin,
Chairman

Walter F. Kaplan,
Vice Chairman

James A. Folger

Lawrence R. Palacios

Stephen Walter

M. Justin Herman,
Executive Director

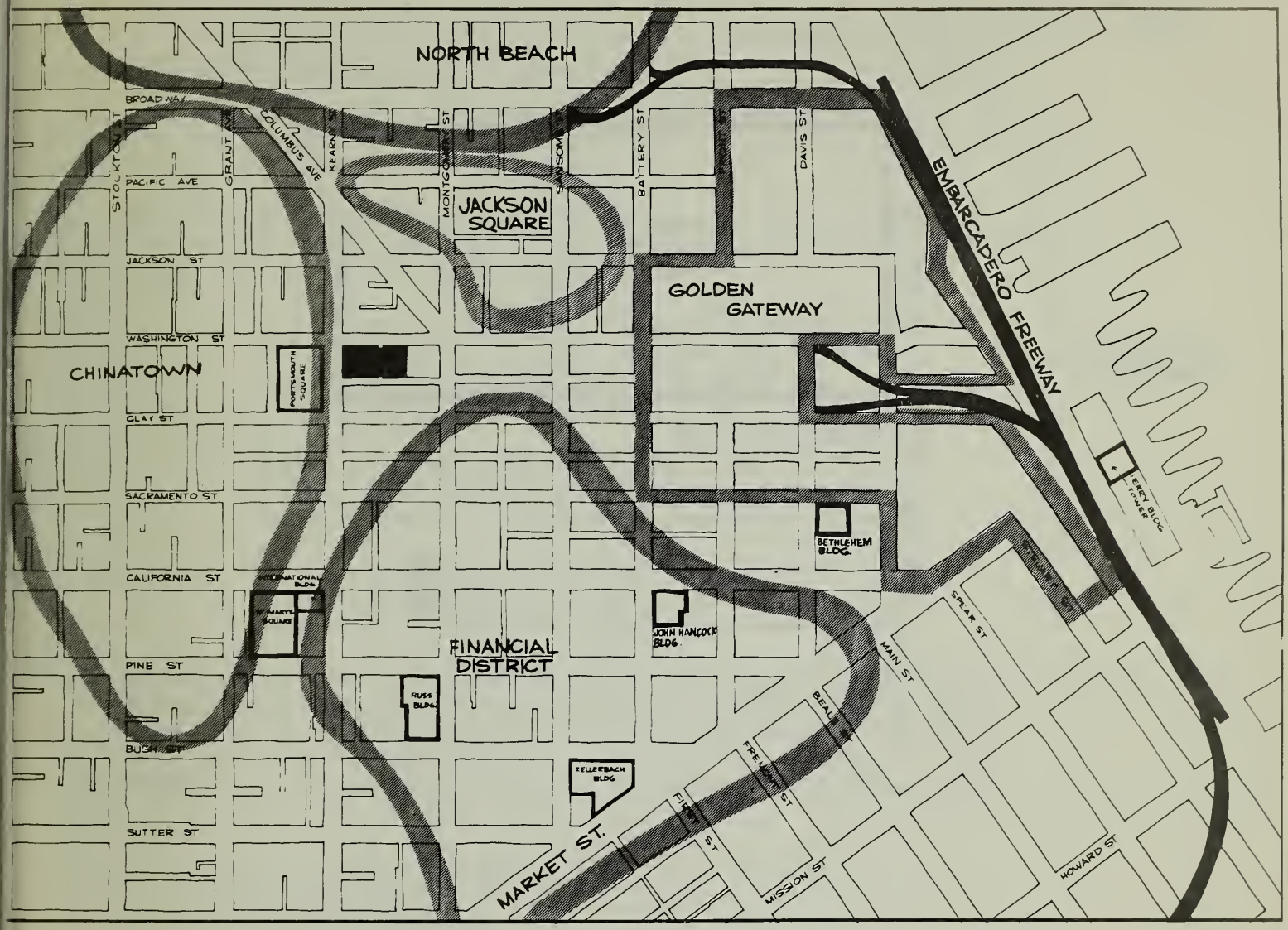
CHINESE CULTURAL AND TRADE CENTER

The site depicted is owned by the City and County of San Francisco. It was the site of the City's Old Hall of Justice. The buildings, now unoccupied, remain on the property. The City wants an early sale of this site for private use, but also desires to devote the land for a Chinese Cultural and Trade Center.

This latter objective is a response to an urgent demand from leaders within San Francisco's substantial Chinatown population for the site to be the home of a new Chinese Cultural and Trade Center. It has been suggested that a minimum of 20,000 square feet of floor area (although more would be desirable) be devoted to pursuits primarily cultural in nature. Such cultural uses are generally not income producing in a direct sense, although they should be instrumental in bringing visitors to the Center who will also use the facilities for shopping or dining. There is no objection by the Redevelopment Agency to having facilities contributed by others than the sponsor or having the facilities subject to rental charges, but still effectively serving cultural objectives.

The City has authorized this Agency to devise and advance a marketing plan which would encourage such a development. The Agency proposes that a purchaser be selected for the property, in the manner described herein, subject to confirmation by the Board of Supervisors.

The Agency solicits offers to compete for the purchase of the property under fixed price conditions, the selection to be made on the basis of the best Chinese Cultural and Trade facility for the City.



Location Map

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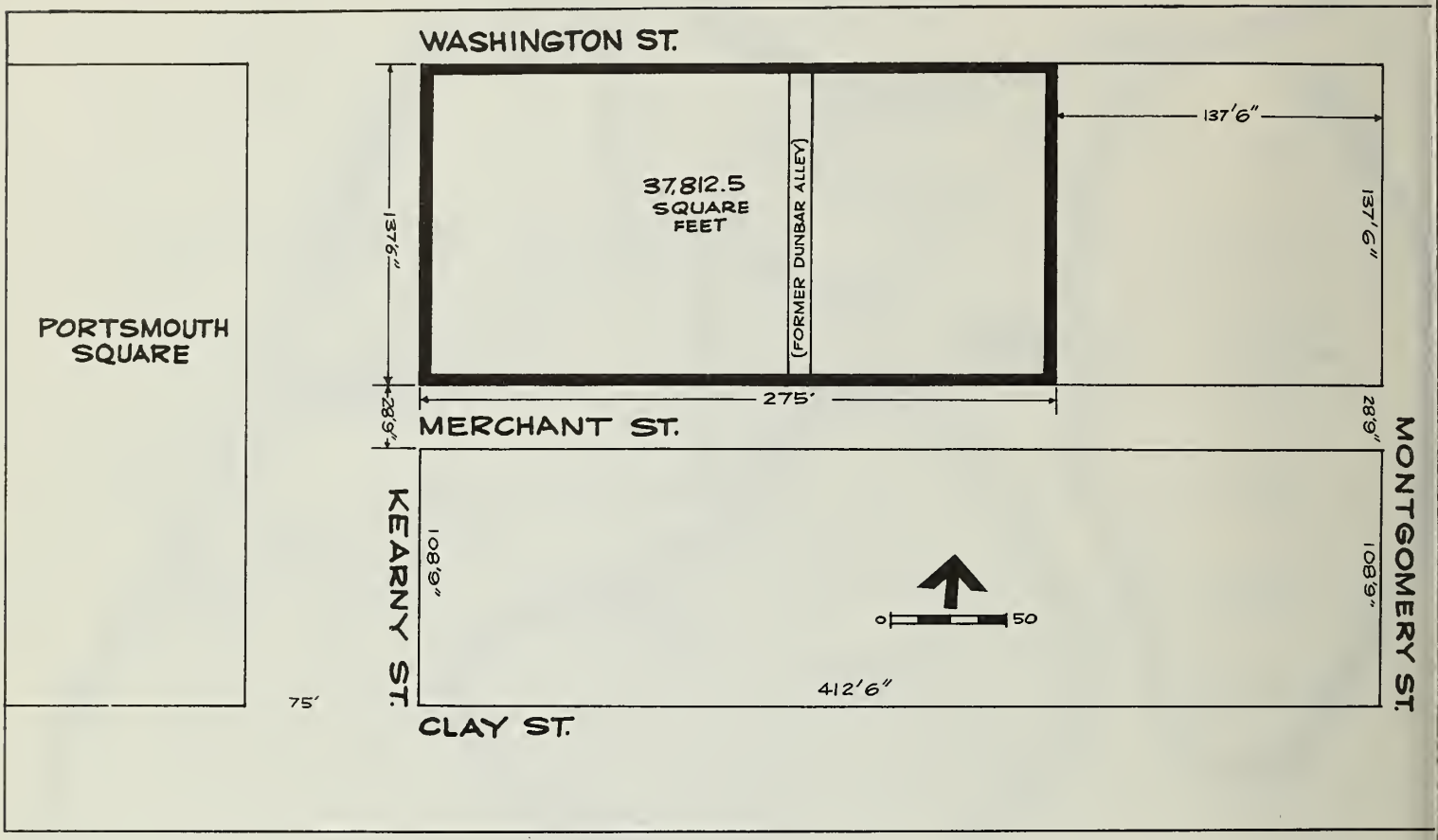
Old Hall of Justice Parcel

Major Neighboring Districts

SITE PROPOSED FOR THE
CHINESE CULTURAL AND TRADE CENTER



SITE INFORMATION

The diagram on the facing page shows the 37,812.5 square foot (+) site for which the Board of Supervisors of the City and County of San Francisco has instructed the Redevelopment Agency to develop a program for a Chinese Cultural and Trade Center. Uses permitted for this development include hotels, recreational facilities, retail shops, apartments, clubs, commercial offices, and theaters as well as other cultural facilities.

The San Francisco Downtown General Plan, prepared by the Department of City Planning in 1963, proposes several improvements in the immediate vicinity of the site, including:

1. A pedestrian bridge over Kearny Street along the line of Merchant Street to provide easy access from Chinatown and Portsmouth Square to the Old Hall of Justice site.

2. Development of a pedestrian way along the present alignment of Merchant Street providing a link between Portsmouth Square and the Golden Gateway.

3. The conversion of Washington and Clay Streets into a pair of major one-way streets providing a direct connection with the new Embarcadero Freeway ramps.

Zoning provisions limit bulk of development to a floor area not to exceed approximately 16.0 times the area of the lot (San Francisco City Planning Code Sections 120 and 122). However, a total floor area lower than the maximum may prove to be more desirable. Floor area ratios for some recent high-rise structures in San Francisco are:

Crown Zellerbach Building	5.9
Bethlehem Building	6.8
John Hancock Building	7.4
International Building	12.7

The purchaser or his successor in interest shall at his own expense remove the existing improvements.

The following controls established by the Board of Supervisors are to be observed unless the selected developer's final scheme has over-compensating advantages which may then be submitted with the Agency's recommendations to the Board of Supervisors:

1. A strip of land 2 feet 3 inches wide along the northerly line of Merchant Street is excepted from the site.

2. A strip of land 17 feet wide along the southerly line of Washington Street is excepted from the site.

3. Building must be set back 25 feet on Kearny Street and 9 feet from the new property line established after the sale of Merchant Street.

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HOW TO MAKE A PROPOSAL

An initial deposit of $85,000 shall be made to the San Francisco Redevelopment Agency along with a general description (graphic material optional) of uses which the depositor proposes for the property, including a precise description of the nature and extent of cultural facilities. The description of commercial facilities may be drawn very generally to avoid revealing unique business ideas but should identify the development scope for comparison purposes. The proposer shall additionally give the Agency evidence of his financial ability to purchase the property and improve it in the manner suggested in his letter. The deposit may be made in cash or securities reserving the proceeds to the depositor. All deposits shall be returnable upon demand.

Proposals shall be received by the Agency no later than June 1, 1965 (5 p.m. Pacific Daylight Saving Time). The Agency pledges to refrain from releasing information to competing depositors or to the public on proposals received until that date, but is prepared to work with individual depositors in improving their proposals received prior to that date. Whereas there can be no assurance that similar ideas may not be advanced by more than one sponsor, the Agency pledges itself not to propose essential ideas advanced by one sponsor to another. A sponsor who desires to remain anonymous unless and until selected may so indicate in his submission.

The depositor whose proposal is the most attractive to the Agency in terms of benefit to the City will be invited to negotiate for an agreement substantially on the following terms: the deposit shall be applied to a purchase price of $875,000 as down payment immediately upon execution of the disposal agreement.

Title will be tendered into escrow with agreed instructions concurrently with execution of the agreement. The purchaser will pay a carrying charge of 5 percent on the amount owing and an amount in lieu of taxes on the land from the date title is tendered. The purchaser would be granted 180 days to provide the Agency with plans, specifications and program for the development in form and detail as prescribed in the agreement. The proposed development must offer the highest standards of excellence in architectural and site design and will be subject to evaluation to insure this objective. The harmonious relationship of new development to Portsmouth Square and to Chinatown is of utmost importance. The possibility of developing a public garage may be explored by the developer, the Redevelopment Agency, the City, and the Parking Authority. However, no proposal can be accepted which depends for its feasibility on the establishment of a public garage. Receipt of these plans in satisfactory form will be a condition precedent to the Agency's obligation to convey. Upon closure of escrow a commission of $24,875 will be paid a broker authorized in writing by purchaser.

Upon receipt of the proposals, the San Francisco Redevelopment Agency plans to ask the Board of Supervisors for the authority to proceed with sale and development of the site.

For further information, phone or write to the San Francisco Redevelopment Agency, 525 Golden Gate Avenue, San Francisco, California, attention Mr. Douglas C. Myers, Director of Business Development, 863-7750.